

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Westmoreland County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$24,302,145**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	29		
% of Funds Committed	99.45 %	96.16 %	9	94.94 %	87	87	
% of Funds Disbursed	90.41 %	89.58 %	12	84.35 %	72	70	
Leveraging Ratio for Rental Activities	2.35	4.85	22	4.59	26	31	
% of Completed Rental Disbursements to All Rental Commitments***	74.29 %	93.20 %	29	81.38 %	22	19	
% of Completed CHDO Disbursements to All CHDO Reservations***	61.97 %	70.00 %	21	68.05 %	30	33	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.12 %	82.54 %	24	79.65 %	18	20	
% of 0-30% AMI Renters to All Renters***	35.98 %	37.52 %	14	44.76 %	34	33	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.39 %	98.38 %	16	94.31 %	61	58	
Overall Ranking:				In State:	28 / 29	Nationally:	26 30
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,313	\$19,397		\$25,245	164 Units	15.90 %	
Homebuyer Unit	\$43,908	\$15,437		\$14,395	54 Units	5.20 %	
Homeowner-Rehab Unit	\$13,707	\$15,829		\$20,186	503 Units	48.60 %	
TBRA Unit	\$4,217	\$5,779		\$3,142	313 Units	30.30 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westmoreland County Consortium PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$113,272	\$115,094	\$20,632
<b>State:*</b>	\$96,557	\$35,942	\$15,897
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 2.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.94

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">87.1</span>	<span style="border: 1px solid black; padding: 2px;">79.6</span>	<span style="border: 1px solid black; padding: 2px;">92.4</span>	<span style="border: 1px solid black; padding: 2px;">90.1</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">11.0</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">7.6</span>	<span style="border: 1px solid black; padding: 2px;">8.9</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>ETHNICITY:</b>				
Hispanic	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>

<b>HOUSEHOLD SIZE:</b>				
1 Person:	<span style="border: 1px solid black; padding: 2px;">36.8</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">41.0</span>	<span style="border: 1px solid black; padding: 2px;">41.2</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">16.0</span>	<span style="border: 1px solid black; padding: 2px;">18.5</span>	<span style="border: 1px solid black; padding: 2px;">25.3</span>	<span style="border: 1px solid black; padding: 2px;">26.8</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">30.7</span>	<span style="border: 1px solid black; padding: 2px;">27.8</span>	<span style="border: 1px solid black; padding: 2px;">14.1</span>	<span style="border: 1px solid black; padding: 2px;">17.6</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">8.6</span>	<span style="border: 1px solid black; padding: 2px;">18.5</span>	<span style="border: 1px solid black; padding: 2px;">8.6</span>	<span style="border: 1px solid black; padding: 2px;">9.9</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">4.9</span>	<span style="border: 1px solid black; padding: 2px;">11.1</span>	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">3.5</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">7.4</span>	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

<b>HOUSEHOLD TYPE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">9.2</span>	<span style="border: 1px solid black; padding: 2px;">13.0</span>	<span style="border: 1px solid black; padding: 2px;">15.7</span>	<span style="border: 1px solid black; padding: 2px;">14.4</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">30.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">39.6</span>	<span style="border: 1px solid black; padding: 2px;">26.2</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">43.6</span>	<span style="border: 1px solid black; padding: 2px;">51.9</span>	<span style="border: 1px solid black; padding: 2px;">14.9</span>	<span style="border: 1px solid black; padding: 2px;">43.8</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">12.3</span>	<span style="border: 1px solid black; padding: 2px;">31.5</span>	<span style="border: 1px solid black; padding: 2px;">26.5</span>	<span style="border: 1px solid black; padding: 2px;">8.3</span>
Other:	<span style="border: 1px solid black; padding: 2px;">4.3</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">3.2</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>		
Section 8:	<span style="border: 1px solid black; padding: 2px;">66.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">0.6</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">33.1</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 66

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westmoreland County Consortium State: PA Group Rank: 26  
(Percentile)  
State Rank: 28 / 29 PJs Overall Rank: 30  
(Percentile)  
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	<b>74.29</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	<b>61.97</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>70.12</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	<b>99.39</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	<b>1.65</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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